



AGENDA

Planning Commission

Jay Brown, 1st District
Michael Multari, 2nd District
Dawn Ortiz-Legg, 3rd District
TBA, 4th District
Don Campbell, 5th District

MEETING DATE: Thursday, October 22, 2020

ZOOM MEETING INFORMATION:

Website: <https://zoom.us/join>

Meeting ID: 864 1524 5591

Call in Phone Number: (669) 900-9128

MEETING LOCATION AND SCHEDULE

Regular Planning Commission meetings are held in the Board of Supervisors Chambers, County Government Center, 1055 Monterey Street, Room D170, San Luis Obispo, on the second and fourth Thursdays of each month. Regular Adjourned Meetings are held when deemed necessary. The Regular Meeting schedule is as follows:

Meeting Begins	.	9:00 a.m.
Morning Recess	10:30	10:45 a.m.
	a.m.	
Noon Recess	12:00	1:30 p.m.
	p.m.	
Afternoon Recess	3:15	3:30 p.m.
	p.m.	

ALL HEARINGS ARE ADVERTISED FOR 9:00 A.M. HEARINGS GENERALLY PROCEED IN THE ORDER LISTED, UNLESS CHANGED BY THE PLANNING COMMISSION AT THE MEETING.

ROLL CALL

FLAG SALUTE

PUBLIC COMMENT PERIOD

1. Members of the public wishing to address the Commission on matters other than scheduled items may do so at this time, when recognized by the Chairman. Presentations are limited to three minutes per individual.

PLANNING STAFF UPDATES

2. Briefing on Planning Commission Schedule and appeals

HEARINGS: (Advertised for 9:00 a.m.)

3. Hearing to consider a request by **Michael J. Wilson and AT&T Mobility** for a Conditional Use Permit (DRC2018-00130) to allow for the construction and operation of a wireless communications facility consisting of nine panel antennas, thirty-six remote radio units, seven surge suppression units, one microwave antenna, and associated equipment and hardware. The proposed equipment would be located within an 24-foot wide and 26-foot tall cylinder portion of a new 60-foot tall faux elevated water tank within a 40-foot by 55-foot lease area, surrounded by a 8-foot tall wooden fence enclosure. The enclosed lease area also includes a

20kW diesel standby emergency generator and 190 gallon fuel tank. The proposed project will result in the disturbance of approximately 47,300 square feet (including utility trenching and access road improvements) and 1,000 cubic yards of cut and fill on an approximately 19-acre parcel. The proposed project is within the Agriculture land use category and is located at 3939 El Pomar Drive, approximately 5 miles east of the community of Templeton. The site is in the El Pomar-Estrella Sub Area of the North County Planning Area. Also to be considered at the hearing will be adoption of the Environmental Document prepared for the item. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on September 4, 2020 for this project. Mitigation measures are proposed to address aesthetics and air quality, and are included as conditions of approval. The Environmental Document is available for public review at the Department of Planning and Building, at the below address. A copy of the Environmental Document is also available on the Planning and Building Department website at www.sloplanning.org. Anyone interested in commenting on the proposed Environmental Document should submit a written statement and/or speak at the public hearing. Comments will be accepted up until completion of the public hearing(s).

County File Number: DRC2018-00130
056

Assessor Parcel Number: 033-281-

Supervisory District: 5

Date Accepted: August 16, 2019

Project Manager: Matthew Ringel

Recommendation: Approval

4. Hearing to consider a request by **Steve Olson of Kiler Canyon Vineyards LLC** a Conditional Use Permit (DRC2019-00070) to allow for the construction of a winery facility that will include two buildings: Building A (one-story 1,966-square-foot tasting room building) that will include a 978-square-foot tasting room, 298-square-foot case storage room, wine pick up area, foyer, 3-restrooms, and 1,465-square-foot outdoor covered porch; Building B (two-story 6,608-square-foot wine production/barrel storage building) that will include a 2,451-square-foot barrel storage room, 2,659-square-foot tank room, office, breakroom, kitchen, 2-restrooms, and a mezzanine level with a lab and additional storage space. This building will include a 2,410-square-foot outdoor covered work area. Maximum annual case production of 10,000 cases. San Luis Obispo County Code Section 22.30.70.D.2.a. states that the principle access driveway to a winery with public tours, tasting rooms or special events is to be located on or within one mile of an arterial or collector road. The applicant is requesting a modification to Section 22.30.70.D.2.a to locate the winery with a tasting room 1.97 miles from the nearest collector road. Section 22.30.020.D allows a standard to be modified through a Conditional Use Permit if it can be proven to be unnecessary and the project meets all other development standards. This project does not include any special events. However, the project does include the participation in wine industry events as allowed by the Land Use Ordinance. The project will result in approximately 2.75 acres of site disturbance on a 53-acre parcel, including 7,369 cubic yards of cut and 7,488 cubic yards of fill. The proposed project is within the Agriculture land use category, located at 1535 Kiler Canyon Road, 1.97 miles west of the City Paso Robles. The project site is in the Salinas River Sub Area of the North County planning Area. Also to be considered at the hearing will be adoption of the Environmental Document prepared for the item. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on September 4, 2020 for this project. Mitigation measures are proposed to address Biological Resources and are included as conditions of approval. The Environmental Document is available for public review at the Department of Planning and Building, at the below address. A copy of the Environmental Document is also available on the Planning and Building Department website at www.sloplanning.org. Anyone interested in commenting on the proposed Environmental Document should submit a written statement and/or speak at the public hearing. Comments

will be accepted up until completion of the public hearing(s).

County File Number: DRC2019-00070

044 and 010

Supervisory District: 1

Project Manager: Holly Phipps

Assessor Parcel Number: 026-472-

Date Accepted: November 3, 2019

Recommendation: Approval

5. Hearing to consider a request by **HDFT Investments LLC** to amend approved condition of approval 1.g of recorded Tract 3091 (SUB2015-00026). Tract 3091 provided for the resubdivision of two existing parcels into seven parcels and the development of eight residential units. Condition 1.g limits any use as a vacation rental to the studio unit only within the recorded tract/development. The proposed amendment would remove that condition and allow any unit to be utilized as a vacation rental, subject to Land Use Ordinance 23.08.165 (Residential Vacation Rentals). The project is located on the southwest corner of First and San Antonia Streets, within the community of Avila Beach, in the San Luis Bay Coastal planning area. This project is found to be statutorily exempt from the California Environmental Quality Act under the provisions of Public Resources Code section 21080(b)(5), which provides that CEQA does not apply to projects which a public agency rejects or disapproves.

County File Number: DRC2020-00081

002, -005-, -006

Supervisory District: District 3
2020

Project Manager: Young Choi

Assessor Parcel Number: 076-226-

Date Accepted: September 21,

Recommendation: Denial

6. Hearing to consider a request by **Franco DeCicco** to amend the Official Maps- Part III of the Coastal Land Use Element, by rezoning 0.4 acres from Commercial Retail to Residential Single-Family in the Cayucos Urban Reserve Line. The project site at 2958 Orville Avenue in Cayucos about 200 feet from Highway 1. District 2.

County File Number: LRP2019-00001

Supervisory District: 2

Project Manager: Jennifer Guestchow
Supervisors approval

Assessor Parcel Number: N/A

Date Accepted: 2/21/19

Recommendation: Board of

ADJOURNMENT

ESTIMATED TIME OF ADJOURNMENT: 12:00 PM

RAMONA HEDGES, SECRETARY
COUNTY PLANNING COMMISSION

PUBLIC RECORDS ACT

Supplemental correspondence and other materials for open session agenda items that are distributed to the Planning Commission within 72 hours preceding the Planning Commission meeting are available for public viewing in the Planning and Building Department located at 976 Osos Street, Room 200. With respect to documents submitted by members of the public to the Planning Commission during a meeting, the law requires only that those documents be copied by the Clerk after the meeting for members of the public who desire copies. However, as a courtesy to others, it is requested that members of the public bring at least 12 extra copies of documents that they intend to submit to the Planning Commission during a meeting so that those extra copies can be immediately distributed to all members of the Planning Commission, County staff, and other members of the public who desire copies.

RULES FOR PRESENTING TESTIMONY

Planning Commission hearings often involve highly emotional issues. It is important that all participants conduct themselves with courtesy, dignity and respect. All persons who wish to present testimony must observe the following rules:

1. When you come to the podium, first identify yourself and please state your area of residence. Commission meetings are tape recorded and this information is needed for the record.
2. Address your testimony to the Chair. Conversation or debate between a speaker at the podium and a member of the audience is not permitted.
3. Keep your testimony brief and to the point. Talk about the proposal and not about individuals involved. On occasion, the Chair may be required to place time limits on testimony; in those cases proposal description/clarification will be limited to 12 - 15 minutes, individual testimony to 3 minutes, and speakers representing organized groups to 5 minutes. Focus testimony on the most important parts of the proposal; do not repeat points made by others. And, please, no applauding during testimony.
4. Written testimony is acceptable. Letters are most effective when presented at least a week in advance of the hearing. Mail should be directed to the Planning Department, attention: Planning Commission Secretary. However, email correspondence is most effective when sent up to 24 hours in advance of the hearing. Email should be directed to RHedges@co.slo.ca.us. Do not include personal information such as address and telephone numbers.

APPEALS

If you are dissatisfied with any aspect of an approval or denial of a project, you have the right to appeal this decision to the Board of Supervisors up to 14 days after the date of action, in writing, to the Planning Department. If legitimate coastal resource issues related to our local Coastal Program are raised in the appeal, there will be no fee. If an appeal is filed for an inland project, or for a coastal project with no legitimate coastal issues, there will be a fee set by the current fee schedule. If a fee is required, it must accompany the appeal form. The appeal will not be considered complete if a fee is required but not paid. There must be an original form and original signature, a FAX is not accepted.

Planning Commission decisions may also be appealable to the California Coastal Commission pursuant to Coastal Act Section 30603 and the County Coastal Zone Land Use Ordinance 23.01.043. Exhaustion of appeals at the county is required prior to appealing the matter to the California Coastal Commission. The appeal to the Board of Supervisors must be made to the Planning Commission Secretary, Department of Planning and Building, and the appeal to the California Coastal Commission must be made directly to the California Coastal Commission Office. These regulations contain specific time limits to appeal, criteria, and procedures that must be followed to appeal this action. The regulations provide the California Coastal Commission 10 working days following the expiration of the County appeal period to appeal the decision. This means that no construction permits can be issued until both the County appeal period and the additional Coastal Commission appeal period have expired without an appeal being filed.

Contact the Coastal Commission's Santa Cruz Office at (831) 427-4863 for further information on appeal procedures.

HEARING IMPAIRED: There are devices for the hearing impaired available upon request.

COPIES OF VIDEO, CD: You may obtain copies of the Video Recording through AGP Video at 805-772-2715, for a fee. Copies of the CD of the proceedings are available at the Department of Planning and Building, for a fee.

ON THE INTERNET

This agenda and associated staff reports may be found on the internet at: <http://www.slocounty.ca.gov/planning.htm> under Quicklinks, Meeting Agendas. For further information, please call (805) 781-5612.